

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 1 OF 6 SHEETS

# RECORD OF SURVEY

OF PORTIONS OF FRACTIONAL SECTIONS 26, 34 AND 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN AND A PORTION OF JURUPA RANCHO AS PER PLAT OF THE 10 ACRE LOTS OF THE S.C.C.A. ASSOCIATION AS RECORDED IN MAP BOOK 7, PAGE 3 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

CM ENGINEERING ASSOCIATES INC.

MAY, 1993

### RECORDER'S STATEMENT

FILED THIS 23rd DAY OF SEPT. 1999, AT 8 A.M., IN BOOK 107 OF RECORDS OF SURVEY, AT PAGE 26-31, AT THE REQUEST OF THE COUNTY SURVEYOR. NO. 1999-425130 FEE \$16.00

GARY L. ORSA, COUNTY ASSESSOR - CLERK - RECORDER BY: J. Ragan DEPUTY

### SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT, AT THE REQUEST OF THE ATCHISON, TOPEKA, AND SANTA FE RAILWAY COMPANY IN MAY, 1993.

Donald R. Campbell 8-12-99 DONALD R. CAMPBELL, LS 8409, EXP. 9-30-00

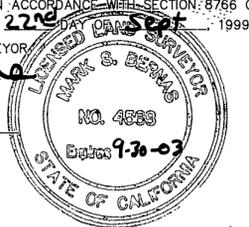


### COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 22nd DAY OF SEPT. 1999.

MARK S. BERNAS, COUNTY SURVEYOR BY: Mark S. Bernas

L.S. 4568 EXP. DATE 9-30-03



### SURVEYOR'S NOTES:

- 1) BASIS OF BEARINGS: THE BEARINGS ON THIS MAP ARE BASED ON CALTRANS RIGHT-OF-WAY MAPS (MR9) AND THE RECORD INVERSE BETWEEN MONUMENT AT INT. OF OLIVEWOOD AVE. & CENTRAL AVE. AND THE MONUMENT IN CHASE DRIVE AT STATION 17+17.26 E.C. AS SHOWN AT LEFT WHICH BEARS N19°18'44"E.
- 2) THIS SURVEY IS BASED ON NAD83 SURVEY CONTROL AND THE DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY BY 1.000028 TO OBTAIN GROUND DISTANCE.
- 3) ( ) = RECORD DATA SHOWN HEREON PER SCHEDULES AS SHOWN BELOW. <> = REDORD DATA PER GOVERNMENT NOTES.
- 4) ● INDICATES MONUMENTS FOUND AS NOTED.
- 5) ○ INDICATES SET 1" I.P. UNLESS OTHERWISE NOTED, TAGGED LS 5409, FLUSH.
- 6) B.C. INDICATES BRASS CAP.
- 7) CALTRANS R.O.W. WAS LOCATED USING MONUMENT IN CHASE DR. @ STA. "17+17.26". ROTATION WAS UNNECESSARY SINCE BEARING AS SHOWN WAS THE SAME TO THE MONUMENT AT INTERSECTION OF OLIVEWOOD AVE. & CENTRAL AVE.
- 8) THE PURPOSE OF THIS SURVEY IS TO SHOW THE ORIGINAL "1886" 100 FOOT WIDE STRIP OF LAND AS DEEDED TO THE RAILROAD PER DEEDS OF RECORD AS LISTED IN THE SCHEDULE BELOW AND TO ALSO SHOW THE REVISED "1906" ALIGNMENT. ADDITIONAL DEEDS AND EASEMENTS ARE ALSO SHOWN. SOME OF THE MAPS OF RECORD IN THIS AREA HAVE NOT RECOGNIZED THE ORIGINAL "1886" ALIGNMENT. THE MAP OF PACHAPPA HILL GROVES RECORDED AS R.S. 4/46 SUBDIVIDED LAND ON BOTH SIDES OF THE RAILROAD BUT DID NOT SURVEY THE EXISTING DEEDS THAT HAD BEEN RECORDED TWENTY YEARS PRIOR. THE REASON FOR THIS IS PROBABLY DUE TO THE FACT THAT THE RAILROAD WAS REALIGNED IN THE YEAR 1906. ADDITIONAL LAND WAS ACQUIRED. VARIOUS MAPS OF RECORD APPEAR TO HAVE SURVEYED THE EXISTING TRACK LOCATIONS AS EXISTED AFTER THE "1906" REALIGNMENT. THIS OPINION IS SUPPORTED BY AN EXTENSIVE RECREATION OF RECORD ALIGNMENTS AND DOCUMENT RETRACEMENTS ALONG WITH SUPPLEMENTAL DATA FURNISHED BY THE ATCHISON TOPEKA, AND SANTA FE RAILWAY COMPANY. MAPS OF RECORD THAT DO NOT CONFORM TO THE "1886" LOCATION OF A.T. & S.F. PROPERTY AS SHOWN HEREON INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - 1) R.S. 4/46
  - 2) M.B. 2/38 MAP OF RANCHERIA DE PACHAPPA
  - 3) R.S. 19/56
  - 4) M.B. 18/95 MONTEREY HEIGHTS
  - 5) M.B. 27/2-3 MONTEREY MANOR
  - 6) M.B. 33/25 OLIVEWOOD CEMETERY
  - 7) M.B. 68/1-12 OLIVEWOOD CEMETERY
  - 8) M.B. 57/39 OLIVEWOOD CEMETERY DEDICATION MAP
  - 9) R.S. 28/4
  - 10) R.S. 29/63
  - 11) M.B. 4/56, MAP OF ROCKLEDGE
  - 12) M.B. 3/21, MAP OF RIDGEMOUNT
  - 13) M.B. 19/92, ROCKLEDGE PARK NO. 2
  - 14) M.B. 21/1, ROCKLEDGE PARK NO. 3

- MAPS THAT CONFORM TO "1886" LOCATION AS SHOWN HEREON INCLUDE THE FOLLOWING:
- 1) A.T. & S.F. RIGHT-OF-WAY MAP NO. C.E.C.L. 230-12305
  - 2) A.T. & S.F. STATION MAP "PACHAPPA" NO. C.E.C.L. 240-19653
  - 3) A.T. & S.F. STATION MAP "RIVERSIDE" NO. C.E.C.L. 240-20731
  - 4) M.B. 9/1 HALLS ADDITION TO RIVERSIDE, DIV. "A", S.B. COUNTY RECORDS
  - 5) M.B. 9/2 HALLS ADDITION TO RIVERSIDE, DIV. "A", S.B. COUNTY RECORDS
  - 6) M.B. 9/4 HALLS ADDITION TO RIVERSIDE, DIV. "D", S.B. COUNTY RECORDS
  - 7) A.T. & S.F. DEED MAP #293

9) M & ( ) INDICATES MEASURED AND RECORD DATA PER ( ) ARE THE SAME.

### SCHEDULE OF MAP REFERENCES AS FOLLOWS:

- (MR1) GOVERNMENT PLAT
- (MR2) M.B. 7/2, S.B. COUNTY, SOUTHERN CALIFORNIA COLONY ASSOCIATION LANDS
- (MR3) M.B. 9/2, S.B. COUNTY, HALLS ADDITION TO RIVERSIDE, DIVISION "B"
- (MR4) M.B. 9/3, S.B. COUNTY, HALLS ADDITION TO RIVERSIDE, DIVISION "C"
- (MR5) M.B. 9/4, S.B. COUNTY, HALLS ADDITION TO RIVERSIDE, DIVISION "D"
- (MR6) C.E. 3103 <ORIG. NO. CECL 230-12305> THE A.T. & S.F. RY. CO. RIGHT-OF-WAY AND TRACK MAP
- (MR7) ORIG. NO. CECL 240-19653, STATION MAP "PACHAPPA", THE A.T. & S.F. RAILWAY COMPANY
- (MR8) ORIG. NO. CECL 240-20731, STATION MAP "RIVERSIDE", THE A.T. & S.F. RAILWAY COMPANY
- (MR9) STATE OF CALIFORNIA DIVISION OF HIGHWAYS R/W MAP NO'S 423534, 423535, 423541, 424033, 424034 AND 418085
- (MR10) R.S. 53/30-31
- (MR11) M.B. 2/38, MAP OF RANCHERIA DE PACHAPPA
- (MR12) R.S. 4/46, MAP OF PACHAPPA HILL GROVES
- (MR13) R.S. 19/56
- (MR14) M.B. 18/95, MONTEREY HEIGHTS
- (MR15) M.B. 27/2-3, MONTEREY MANOR
- (MR16) DEED MAP NO. 293, THE A.T. & S.F. RAILWAY COMPANY
- (MR17) R.S. 18/19, OLIVEWOOD CEMETERY
- (MR18) P.M. 16/49, OLIVEWOOD CEMETERY
- (MR19) M.B. 57/39, OLIVEWOOD CEMETERY DEDICATION MAP
- (MR20) M.B. 68/1-12, OLIVEWOOD CEMETERY
- (MR21) M.B. 11/48, FRANCIS CUTTLE'S SUB.
- (MR22) MAP ON FILE AT CALIFORNIA STATE RAILROAD MUSEUM LIBRARY FOR RIVERSIDE, SANTA ANA, and LOS ANGELES RAILWAY CO., INDEXED AS MAP NO. D 2 12241, FILED IN TUBE 5401, RECORD ID #7376 - RIGHT-OF-WAY AND TRACK MAP - ARLINGTON TO RIVERSIDE
- (MR23) M.B. 21/1, ROCKLEDGE PARK NO. 3

### SCHEDULE OF DOCUMENT REFERENCES AS FOLLOWS:

- (DR1) BK 57/510, BOOK OF DEEDS, JUNE 2, 1887, S.B. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR2) BK 48/25, BOOK OF DEEDS, JUNE 14, 1886, S.B. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR3) BK 76/396, BOOK OF DEEDS, FEB. 2, 1899, RIV. COUNTY, JUDGEMENT DEED TO A.T. & S.F. RY. CO., CONDEMNATION CASE NO. 1752
- (DR4) BK 56/577, BOOK OF DEEDS, JUNE 20, 1887, S.B. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR5) BK 48/253, BOOK OF DEEDS, AUG. 26, 1886, S.B. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR6) BK 44/118, BOOK OF DEEDS, JAN. 7, 1886, S.B. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR7) BK 46/230, BOOK OF DEEDS, MAY 3, 1886, S.B. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR8) BK 46/228, BOOK OF DEEDS, MAY 3, 1886, S.B. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR9) BK 74/313, BOOK OF DEEDS, JUNE 8, 1888, S.B. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR10) BK 217/200, BOOK OF DEEDS, MAR. 12, 1906, RIV. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR11) BK 212/274, BOOK OF DEEDS, APR. 19, 1906, RIV. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR12) BK 626/41, BOOK OF DEEDS, JAN. 9, 1925, RIV. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR13) BK 238/55, BOOK OF DEEDS, JAN. 29, 1907, RIV. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR14) BK 228/52, BOOK OF DEEDS, AUG. 25, 1906, RIV. COUNTY, DEED TO A.T. & S.F. RY. CO.
- (DR15) INST. NO. 159780, DEC. 23, 1975 O.R., DEED TO A.T. & S.F. RY. CO.
- (DR16) INST. NO. 161069, DEC. 20, 1974 O.R., 10 FOOT EASEMENT TO A.T. & S.F. RY. CO.
- (DR17) BK 2129/385 O.R., AUG. 6, 1957, DEED TO STATE OF CALIF.
- (DR18) BK 265/304, BOOK OF DEEDS, JULY 1, 1908, RIV. COUNTY, DEED TO CITY OF RIVERSIDE @ BROOKS ST. & COMMERCE ST.
- (DR19) EASEMENT TO CITY OF RIVERSIDE @ CRIDGE ST. DATED MAY 25, 1901, (A.T. & S.F. DOCUMENT)
- (DR20) BK 2615/577 O.R., JAN. 14, 1960, EASEMENT TO CITY OF RIVERSIDE @ CENTRAL AVE.
- (DR21) BK 3304/507 O.R., JAN. 18, 1963, EASEMENT TO CITY OF RIVERSIDE @ IVY ST.
- (DR22) INST. NO. 113089, DEC. 22, 1967, DEED TO CITY OF RIVERSIDE
- (DR23) BK 2308/454, O.R., JUL 28, 1958, RELINQUISHMENT OF PANORAMA RD. & FRONTAGE ROAD TO CITY OF RIVERSIDE
- (DR24) INST. NO. 128007 RECORDED APR. 24, 1995; DEED TO A.T. & S.F.
- (DR25) BOOK 59 OF DEEDS, PAGE 453, SAN BERNARDINO COUNTY RECORDS, DEED FROM JOHN HALL TO PRIESTLEY HALL RIV. CO. 95-72



SCALE 1" = 400'



RANCHO JURUPA S.C.C.A. LANDS 10 ACRE PARCELS PER MB. 7/3 SB. COUNTY

GOV'T LOT 5 <9.38 ACRES> SEC. 26

GOV'T LOT 6 <31.63 ACRES> SEC. 26

GOV'T LOT 1 <31.57 ACRES PER GOV'T PLAT> <NW 1/4 NW 1/4 SEC 35>

GOV'T LOT 2 <80 ACRES PER GOV'T PLAT> <SOUTH 1/2 NW 1/4 SEC 35>

MONTEREY MANOR M.B. 27/2-3

OLIVEWOOD CEMETERY

CENTRAL AVENUE

OLIVEWOOD CEMETERY

DOMINION AVE.

ARLINGTON AVE.

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

# RECORD OF SURVEY

OF PORTIONS OF FRACTIONAL SECTIONS 26, 34 AND 35, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN AND A PORTION OF JURUPA RANCHO AS PER PLAT OF THE 10 ACRE LOTS OF THE S.C.C. ASSOCIATION AS RECORDED IN MAP BOOK 7, PAGE 3 RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

CM ENGINEERING ASSOCIATES INC.

MAY, 1993

### LEGEND

( ) INDICATES RECORD DATA PER M.B. 11/48 S.B. COUNTY, FRANCIS CUTTLE'S SUBDIVISION UNLESS OTHERWISE NOTED.



SCALE: 1" = 100'



### DATA TABLE

- ① S60°19'20"E 323.05' (323.09' R.S. 77/31) (323.2' MB 11/48 SB)
- ② N60°04'07"W 29.20' (29.20' DR10 & DR18)
- ③ N60°16'14"W 30.00' (30.00' DR18)
- ④ N60°04'07"W 31.50' (33.00' R.S. 87/65)
- ⑤ S60°09'11"E 188.93' (S60°08'27"E 188.89' MR9)
- ⑥ 108.15' (108.2' M.B. 11/48) AN EXAMINATION OF R.S. 77/31 INDICATES THAT THE CORRECT RECORD DISTANCE IS 108.07' AND THE DISTANCE SHOWN AS (104.86') IS A DRAFTING ERROR.

FD. MARKED MANHOLE PER R.S. 77/31, PM 76/56-57 ACCEPTED AS C/L INT VINE ST. AND PROSPECT AVE. MARK ON M.H. IS 0.08' EASTERLY

(DR1) DEED TO A.T. & S.F. PER DOCUMENT RECORDED JUNE 2, 1887 IN BOOK 57 OF DEEDS, PAGE 510 SAN BERNARDINO COUNTY RECORDS.

C/L EXISTING A.T. & S.F. RAILS AND C/L OF DEEDS PER (DR1) & (DR2).

FD. 2.5" BRASS DISK, CAL. DIV. HWYS ACCEPTED AS C/L INT COMMERCE ST. AND PROSPECT AVE. (WEST) PER R.S. 77/31, PM 76/56-57

N60°17'20"W 76.93' (79' DR1 & DR2)

FD. 1" I.P. FLUSH W/NAIL & TAG L.S. 4055 ACCEPTED AS INT DENTON & RANCHO LINE

ANGLE POINT

DETAIL "B" NO SCALE

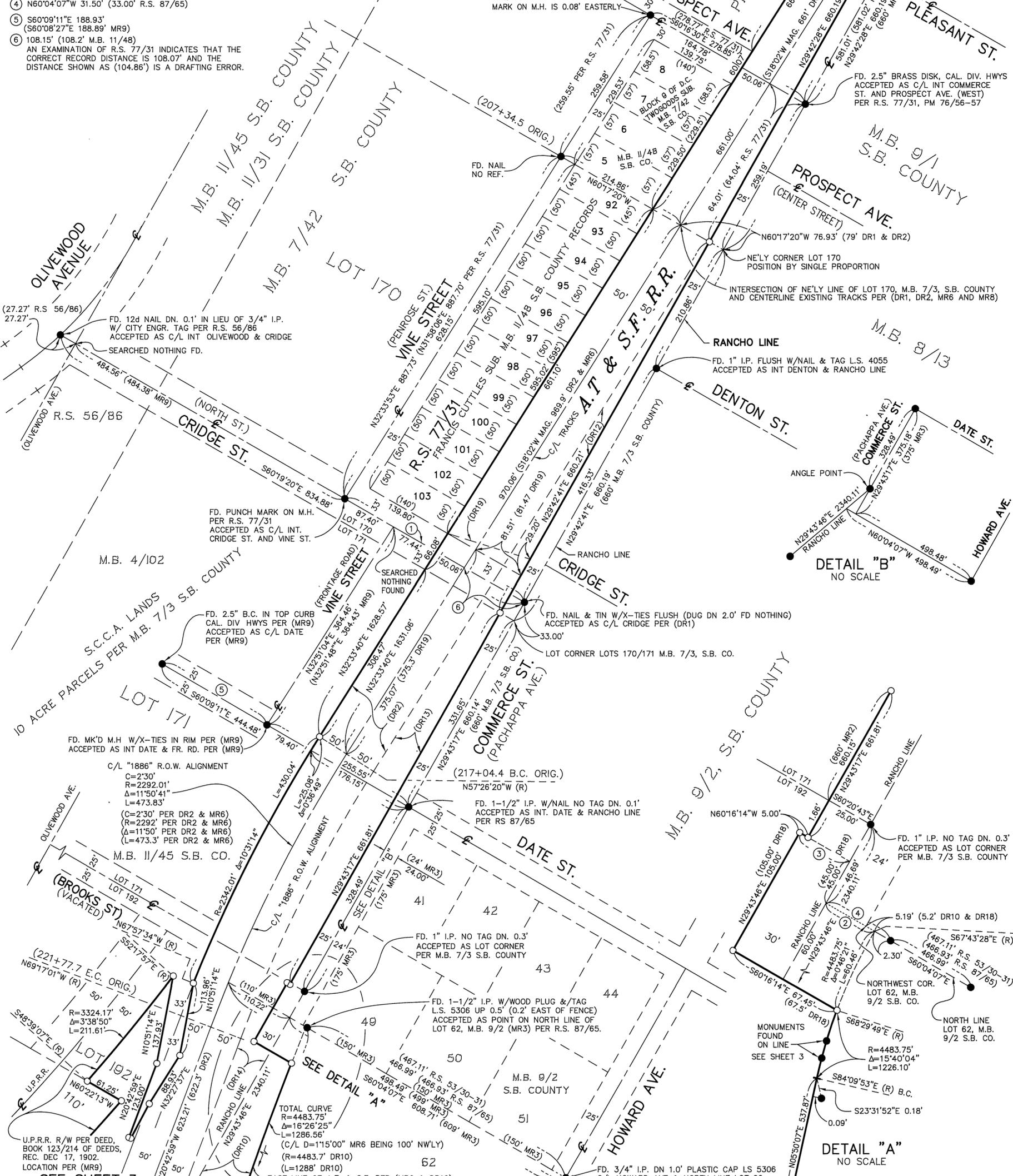
FD. 1" I.P. NO TAG DN. 0.3' ACCEPTED AS LOT CORNER PER M.B. 7/3 S.B. COUNTY

FD. 1-1/2" I.P. W/NAIL NO TAG DN. 0.1' ACCEPTED AS INT. DATE & RANCHO LINE PER RS 87/65

FD. 1-1/2" I.P. W/WOOD PLUG & TAG L.S. 5306 UP 0.5' (0.2' EAST OF FENCE) ACCEPTED AS POINT ON NORTH LINE OF LOT 62, M.B. 9/2 (MR3) PER R.S. 87/65.

DETAIL "A" NO SCALE

FD. 3/4" I.P. DN 1.0' PLASTIC CAP LS 5306 C/L HOWARD AVE & NORTH LINE LOT 62 PER M.B. 9/2, S.B. COUNTY (MR3)







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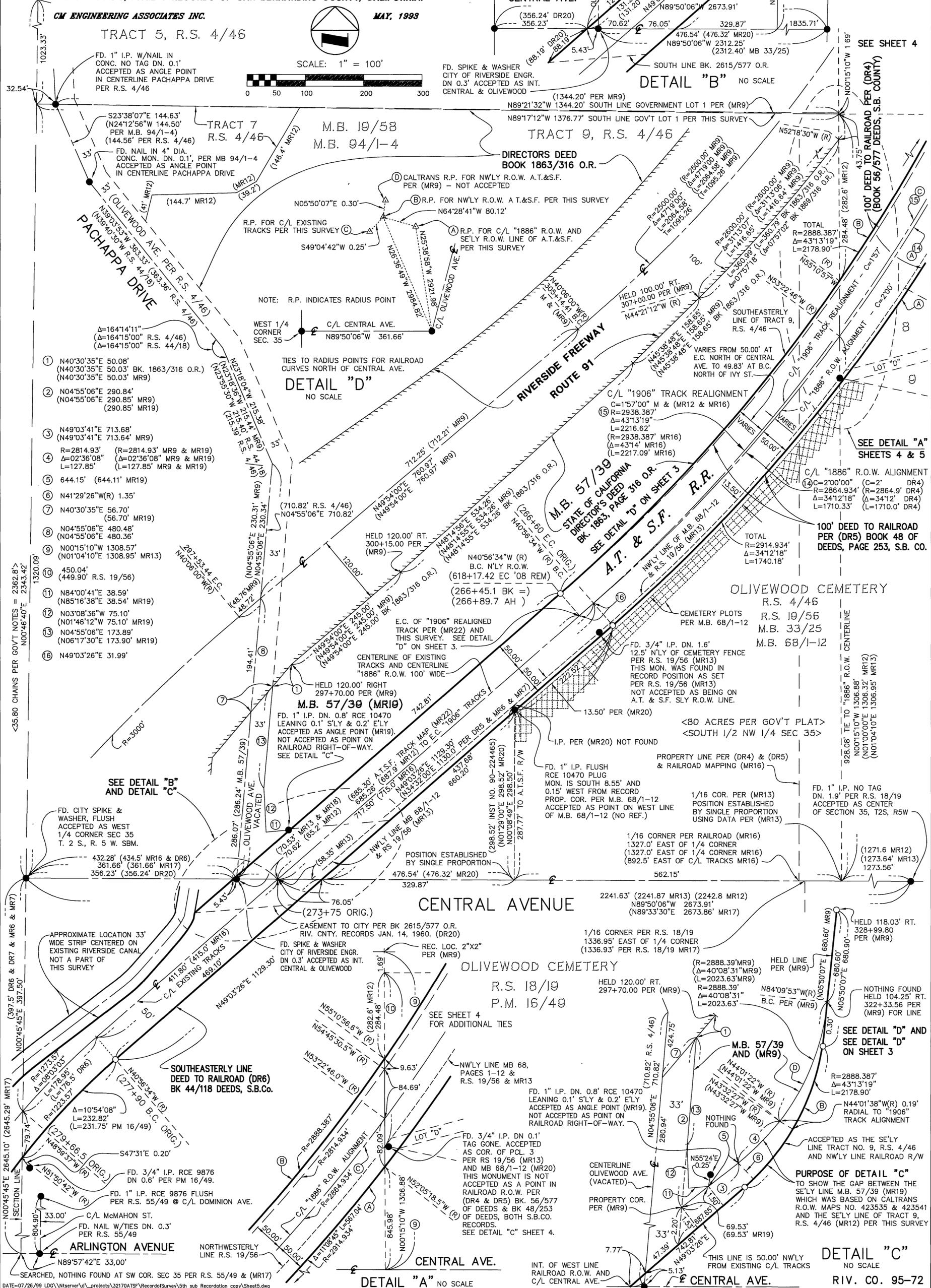
MAY, 1993

TRACT 5, R.S. 4/46

SCALE: 1" = 100'



FD. SPIKE & WASHER CITY OF RIVERSIDE ENGR. DN 0.3' ACCEPTED AS INT. CENTRAL & OLIVEWOOD



- 1 N40°30'35"E 50.08' (N40°30'35"E 50.03' BK. 1863/316 O.R.) (N40°30'35"E 50.03' MR9)
- 2 N04°55'06"E 290.84' (N04°55'06"E 290.85' MR9) (290.85' MR19)
- 3 N49°03'41"E 713.68' (N49°03'41"E 713.64' MR9)
- 4 R=2814.93' (R=2814.93' MR9 & MR19) Δ=02°36'08" (Δ=02°36'08" MR9 & MR19) L=127.85' (L=127.85' MR9 & MR19)
- 5 644.15' (644.11' MR19)
- 6 N41°29'26"W(R) 1.35'
- 7 N40°30'35"E 56.70' (56.70' MR19)
- 8 N04°55'06"E 480.48' (N04°55'06"E 480.36')
- 9 N00°15'10"W 1308.57' (N01°04'10"E 1308.95' MR13)
- 10 450.04' (449.90' R.S. 19/56)
- 11 N84°00'41"E 38.59' (N85°16'38"E 38.54' MR19)
- 12 N03°08'36"W 75.10' (N01°46'12"W 75.10' MR19)
- 13 N04°55'06"E 173.89' (N06°17'30"E 173.90' MR19)
- 14 N49°03'26"E 31.99'

DETAIL "D" NO SCALE

DETAIL "B" NO SCALE

SEE DETAIL "A" SHEETS 4 & 5

100' DEED TO RAILROAD PER (DR4) (BOOK 56/577 DEEDS, S.B. COUNTY)

100' DEED TO RAILROAD PER (DR5) BOOK 48 OF DEEDS, PAGE 253, S.B. CO.

DETAIL "A" NO SCALE

DETAIL "C" NO SCALE

SEARCHED, NOTHING FOUND AT SW COR. SEC 35 PER R.S. 55/49 & (MR17) DATE=07/26/99 LDC:\w\server\cd\projects\32170ATSF\Records\Survey\5th sub Recordation copy\Sheet5.dwg

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

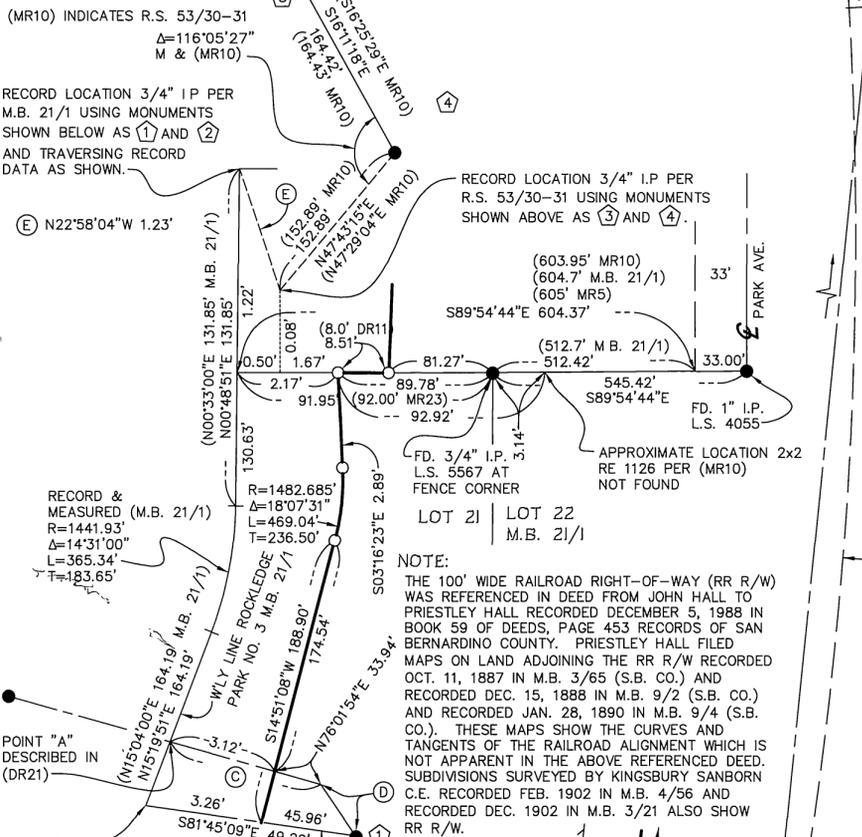
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MAY, 1993



DETAIL "A" NO SCALE

DETAIL "C" NO SCALE

